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2 Bed End Of Terrace In Sparrow Close , Hampton, TW12 3UZ £1,950 Monthly





Ref 16271

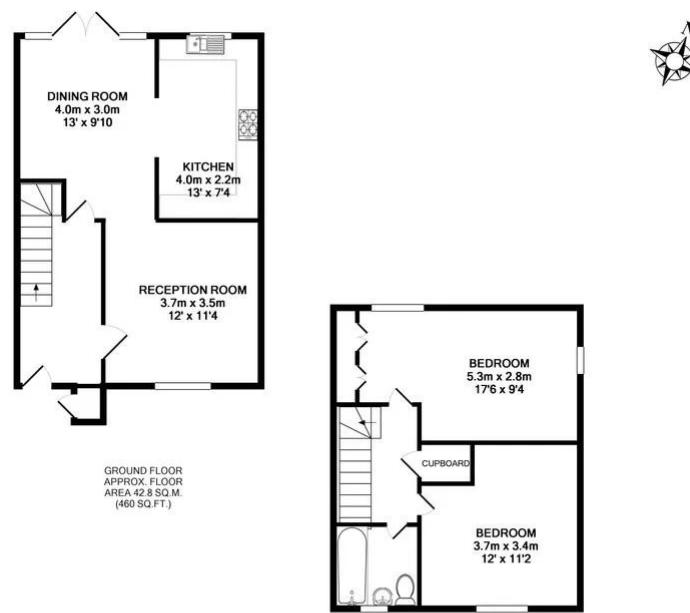
SHORT DESCRIPTION

Property Ref: 16271 A well presented two double bedroom end of terrace house that includes two reception rooms, a separate modern kitchen and a fully fitted bathroom. The house also benefits from off street parking and an abundance of storage. Property Type: End of Terrace Full Renting price: £1950.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: D EPC rating: C Measurement: 839.585 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Double Glazing, Gas Heating

- 2
Bed Room(s)
- 1
Bath Room(s)
- 2
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms, and any other items shown are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metricon 6202016

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Date of assessment: 26 September 2016 Type of assessment: RdSAP, existing dwelling
Date of certificate: 26 September 2016 Total floor area: 78 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,671		
Over 3 years you could save	£ 291		
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 159 over 3 years	
Heating	£ 1,155 over 3 years	£ 1,056 over 3 years	
Hot Water	£ 264 over 3 years	£ 165 over 3 years	
Totals	£ 1,671	£ 1,380	You could save £ 291 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 114	✓
2 Low energy lighting for all fixed outlets	£50	£ 81	
3 Solar water heating	£4,000 - £6,000	£ 99	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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